

SWG-2007-555
Listowski-Hatmaker, LP
Sheet 1 of 24

SITE MAP

PROJECT SITE IS 29° 17' 05"N, 94° 52' 33"W (NAD27)
GALVESTON QUADRANGLE
PROJECTION IS UTM ZONE 15 NAD83 DATUM



SHELMARK ENGINEERING

8419 EMMETT F. LOWRY EXPRESSWAY - SUITE 120
TEXAS CITY, TEXAS 77591
409-935-9986 ♦ FAX: 409-938-8706
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PROPOSED PONTICELLO CHANNEL GALVESTON, TEXAS

DATE:
02/03/07

PERMIT No:
SW6-2007-555

SCALE:
N.T.S.

PROJ #:
05-383

SHEET
01

Project Purpose and Description:

The applicant proposes to construct 6 common private piers with 12 attached boathouses, a community pier, a community walkover and a pedestrian bridge in common green space reserves and a navigational channel for access to Galveston's West Bay for the residents in the Ponticello Subdivision for sport fishing and other water related recreational activities. In addition, the applicant proposes to fill 0.39 acres of existing wetlands for purpose of subdivision re-plat and 1.25 acres of non-vegetated shallow water habitat to create a barrier island along an existing shell island. To compensate for the impacts resulting from proposed wetland fill and the filling of open shallow water non-vegetated habitat, the applicant also proposes to create 0.39 acres of wetlands on the barrier islands and proposes to set aside 8.24 combined acres of wetlands and uplands into an Opens Space Reserve protected with a Conservation Easement. Ponticello is a 17.5 acre tract located at 93rd Street and Teichman Road. The site was delineated and verified per D-17901 by letter dated April 21, 2006.

Environmental Setting:

The proposed project site is located on Galveston Island, a 2-mile wide by 26-mile long barrier island located in the Gulf of Mexico, off the southeast coast of Texas. It is separated from the mainland by the Galveston Bay estuarine system, an important Gulf Coast estuary. It provides a productive nursery for many marine and estuarine species and supports a substantial sport and commercial fishing industry. Existing dredged navigational channels in the bay allow for recreational and commercial boat traffic. Development on the island is dominated in large part by the City of Galveston. The subject property is located within the Galveston City limits.

The subject property is a 17.5 acre tract delineated and verified with site visits on or about January 30, 2006 and March 2, 2006 and survey dated April 20, 2006, D-17901. The project site contains 8.12 acres of jurisdictional waters of the United States, specifically adjacent wetlands. The wetlands are adjacent to Offatts Bayou and/or West Galveston Bay, both considered navigable waters of the United States and subject to the ebb and flow of the daily tide. The surrounding tidal flat areas are subject to varying water levels from tidal cycles within West Galveston Bay. Properties in the surrounding area include residential, commercial and industrial uses. The subject property and its proposed use suits the existing and surrounding property.

Piers and Boat Houses:

The applicant proposes to construct 6 common use private piers with attached boat houses and one community pier. The proposed piers and boathouse will facilitate boat storage and deep water access to the twelve residential lots in the Ponticello subdivision. The community pier provides access to water related activities via the common area reserve. The 6 piers and associated boat houses and common pier would total 15,139 sq. ft. of surface coverage. In the proposed plan, adjacent lot owners would utilize a common dock attached to a double boathouse. Pier lengths for the 6 pier structures vary depending on water depth in the immediate vicinity of each structure. (details in attached permit exhibits) In addition to depth consideration, surrounding habitat was examined prior to pier, dock and boathouse design and placement to

minimize impacts in these areas. The proposed boathouse(s) have been located in sufficiently deep water to avoid “prop-washing” of bay bottoms. The boathouses were designed without walls to allow sunlight to penetrate the water. The piers are designed at a maximum width of 4ft. with at least one half inch between deck board spacing to allow sunlight penetration to the water and marsh.

Community Walkover & Bridge:

The applicant proposes to construct a 208 ft. community walkover that would total 832 sq.ft. of surface coverage and an approximately 70 ft. bridge that would total 208 sq. ft. of surface coverage to provide pedestrian access to common space reserves for the residents of the Ponticello Subdivision and the surrounding neighbors. The community walkover, located on the east side of the subdivision will provide a viewing area for wildlife and birds in the 8.24 acre Open Space Reserve. The proposed bridge will provide pedestrian access to the community pier spanning a wetland area in Reserve D. The community walkover will be constructed utilizing a pile driver initially to set pilings and then the platform will be constructed from the curb out using the walkover itself as a building platform to minimize adverse impacts during construction.

Impacted Areas

Entrance and Boat Channel

To construct the new entrance and boat channel, the applicant proposes to hydraulically dredge and remove 5,700 c.y. of non-vegetated sand substrate from a 2.27 acre shallow open water area to create the connecting 740-foot-long, 53-foot-wide, and 5-foot-deep entrance channel and 981-foot-long, 63-foot-wide, and 5-foot-deep boat channel for the residents of the Ponticello Subdivision. The design, alignment and placement of the proposed channel utilized the deeper natural bottom depths per bathometric survey performed by a Registered Land Surveyor to minimize adverse environmental impacts and habitat loss. The existing water depths in the proposed dredge area range from -2.44’ to -3.85’ below mean high water. The existing bay bottom will be excavated to a uniform 5 foot below mean high water. The width at the top of the proposed entrance channel is approximately 53 ft and the bottom approximately 33 ft. The width at the top of the proposed boat channel is 63 ft. and the bottom approximately 43 ft. The channel shall be marked with 6 ft. PVC poles or markers at 250 ft. intervals to minimize damage to adjacent bay bottoms from prop-washing. The material dredged from the new entrance and boat channel will be placed in adjacent non-vegetated shallow water habitat and used in a beneficial approach to create a 468-foot-long, 60-foot-wide barrier island and an additional 469-foot-long, 60-foot-wide barrier island. Construction techniques incorporating best management practices, including silt curtains and silt fencing, will be utilized to maintain the integrity and minimize turbidity and dispersal of dredged materials into surrounding waters, sensitive wetland areas and shellfish beds.

Existing Wetlands

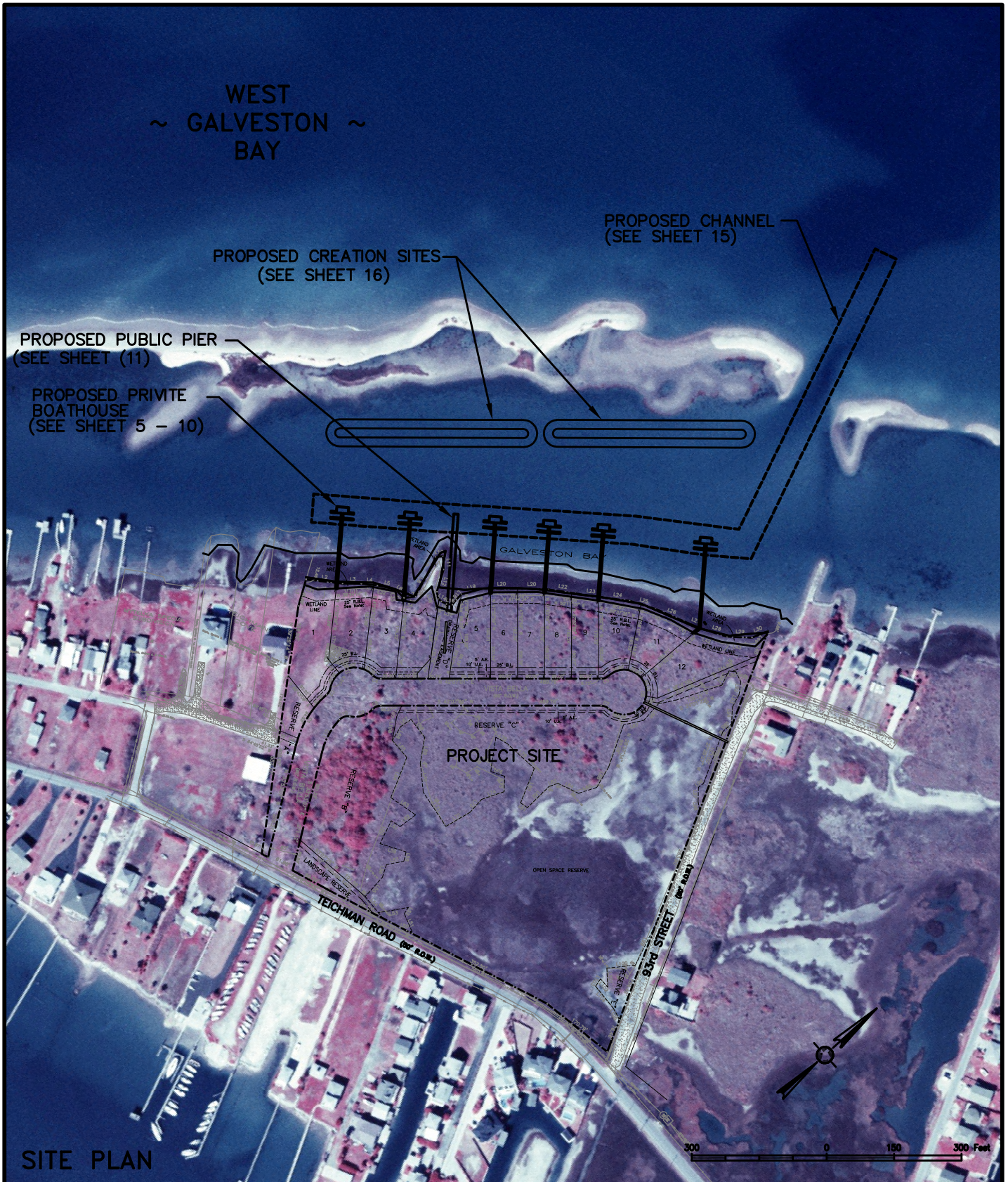
The applicant proposes to fill 0.39 acres of existing estuarine wetland areas per a re-plat of the Ponticello Subdivision. The applicant successfully completed a re-plat process through the City of Galveston’s Planning Commission prior to this permit submission. The applicant re-platted the subdivision to clarify lot boundaries and set aside Reserve C for future development.

Barrier Islands and Created Wetland Areas

To construct the new entrance and boat channel, the applicant proposes to hydraulically dredge and remove 5,700 c.y. of non-vegetated sand substrate from a 2.27 acre shallow open water area to create the connecting 740-foot-long, 53-foot-wide, and 5-foot-deep entrance channel and 981-foot-long, 63-foot-wide, and 5-foot-deep boat channel for the residents of the Ponticello Subdivision. The material dredged from the new entrance and boat channel will be used in a beneficial use approach to compensate for the excavation of open shallow water non-vegetated habitat and the filling of shallow water non-vegetated habitat to create one 468-foot by 60-foot and one 469-feet by 60-foot barrier islands along the existing northern shoreline with design assistance from the resource agencies. The construction of the two barrier islands will result in the filling of 2.27 acres of shallow non-vegetated open water habitat. Construction techniques incorporating best management practices, including silt curtains and silt fencing, will be utilized to maintain the integrity and minimize turbidity and dispersal of dredged materials into surrounding waters, sensitive wetland areas and shellfish beds. To compensate for the impacts resulting from the filling of 0.39 acres of estuarine wetlands, smooth cordgrass will be planted within the intertidal zone of each barrier island. A total of 0.39 acres of smooth cordgrass (*Spartina alterniflora*) will be planted within the intertidal zone of the two newly created barrier islands. All planting is proposed to be complete within 6 months after the start of construction within jurisdictional areas, attempting to transplant in optimal conditions for success. The applicant proposes a monitoring program for the newly planted islands as follows: A transplant survival survey of the planted mitigation area performed within 60 calendar days following the initial planting effort. If at least 50% survival of transplants is not achieved within 60 calendar days of planting, a second planting effort will be completed within 60 calendar days of completing the initial survival survey. If optimal seasonal requirements for replanting targeted species are not suitable when replanting would be required, the CE must approve a re-planting schedule. Written reports detailing plant survival will be submitted to the USACE, Chief of Compliance, Galveston Office Regulatory Branch, within 30 calendar days of completing the initial survival survey and any subsequent planting effort. In addition to the initial survey report, progress reports will be submitted to the USACE, Chief of Compliance, Galveston Office Regulatory Branch, at 6 month, 1 year, 2 year, and 3-year intervals following the initial transplanting effort or subsequent replanting efforts. Photos of the site should be included. If after one year from the initial planting effort (or subsequent planting efforts) the site does not have at least 35 % aerial coverage of targeted vegetation, those areas that are not vegetated will be replanted using the original planting specifications. If after three years from the initial planting effort (or subsequent planting efforts) the site does not have at least 70% aerial coverage of targeted vegetation, those areas that are not vegetated will be replanted using the original planting specifications. Should the planting operation be determined to be unsuccessful by USACE personnel at the end of the monitoring period, the permittee will be required to take necessary corrective measures, as approved by the USACE. Once the corrective measures are completed, the permittee will notify the USACE and a determination will be made regarding the success of the planting operation. All wetlands at the project site, including those created by the developer will be conserved via deed restriction that runs in perpetuity with the property. Additionally, the applicant will provide property owners with educational materials that include the importance of wetland areas, how to protect wetland areas by adopting chemical-free practices in maintaining lawn and landscape areas and minimizing trash and debris in wetland areas.

Open Space Reserve & Conservation Easement

In addition to the proposed construction of the two barrier islands and of 0.39 acres of smooth cordgrass (*Spartina alterniflora*) to be planted within the intertidal zone of the two proposed barrier islands, the applicant proposes to set aside 8.24 acres in an Open Space Reserve. The OSR contains both upland and wetland habitat. To maintain the integrity and viability of the OSR, the applicant proposes to record a "Conservation Easement" on this portion of the property appointing a third party administrator in perpetuity. The purpose of this Conservation Easement will include; retaining or protecting natural, scenic, or the open-space aspects of real property; ensuring the availability of real property for recreational, educational, or open-space use; protecting natural resources; as well as maintaining or enhancing air and water quality.



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PROPOSED PONTICELLO CHANNEL GALVESTON, TEXAS

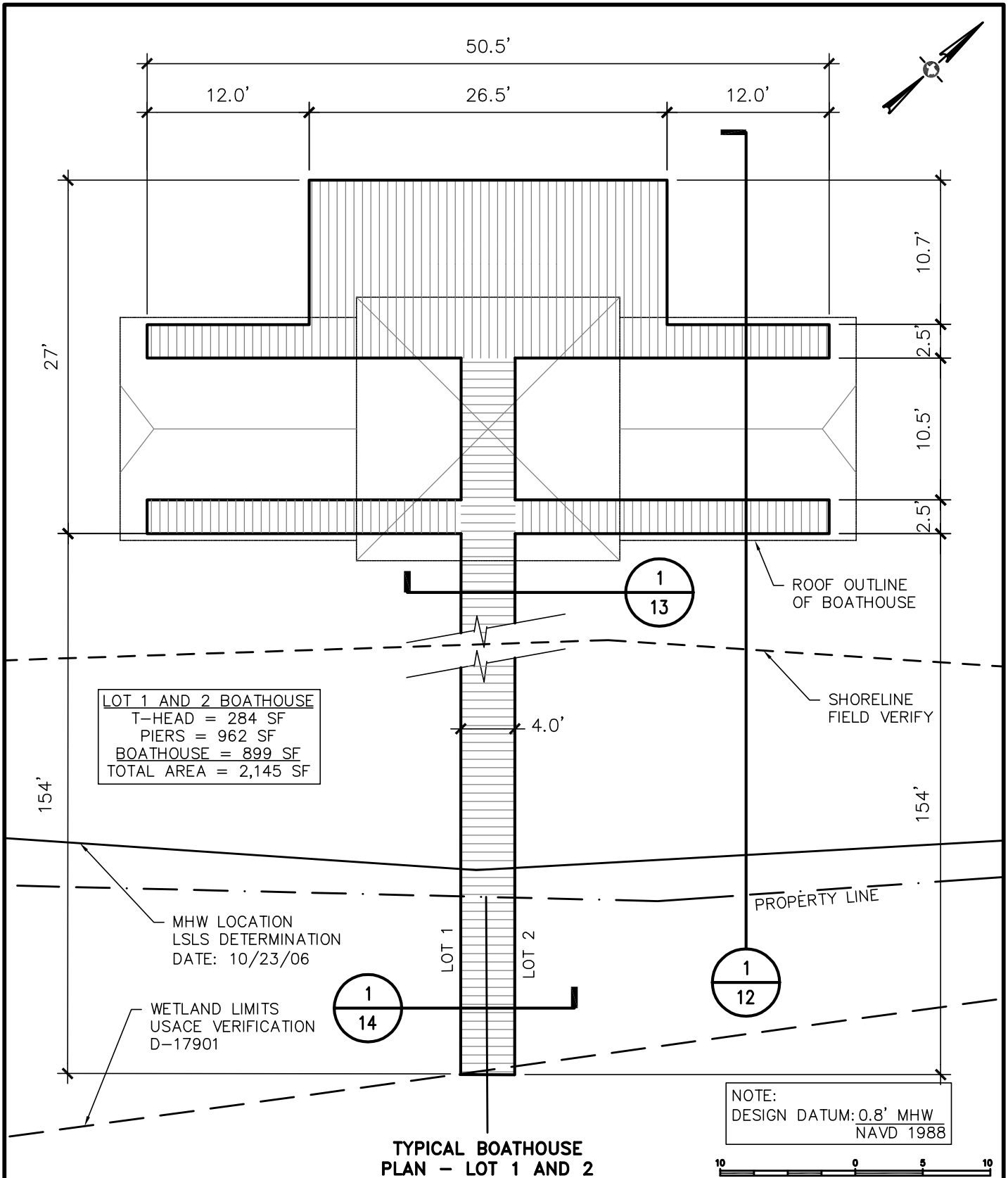
DATE:
 02/03/07

PERMIT No:
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SCALE:
 1"=300'

PROJ #:
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PROPOSED PONTICELLO CHANNEL GALVESTON, TEXAS

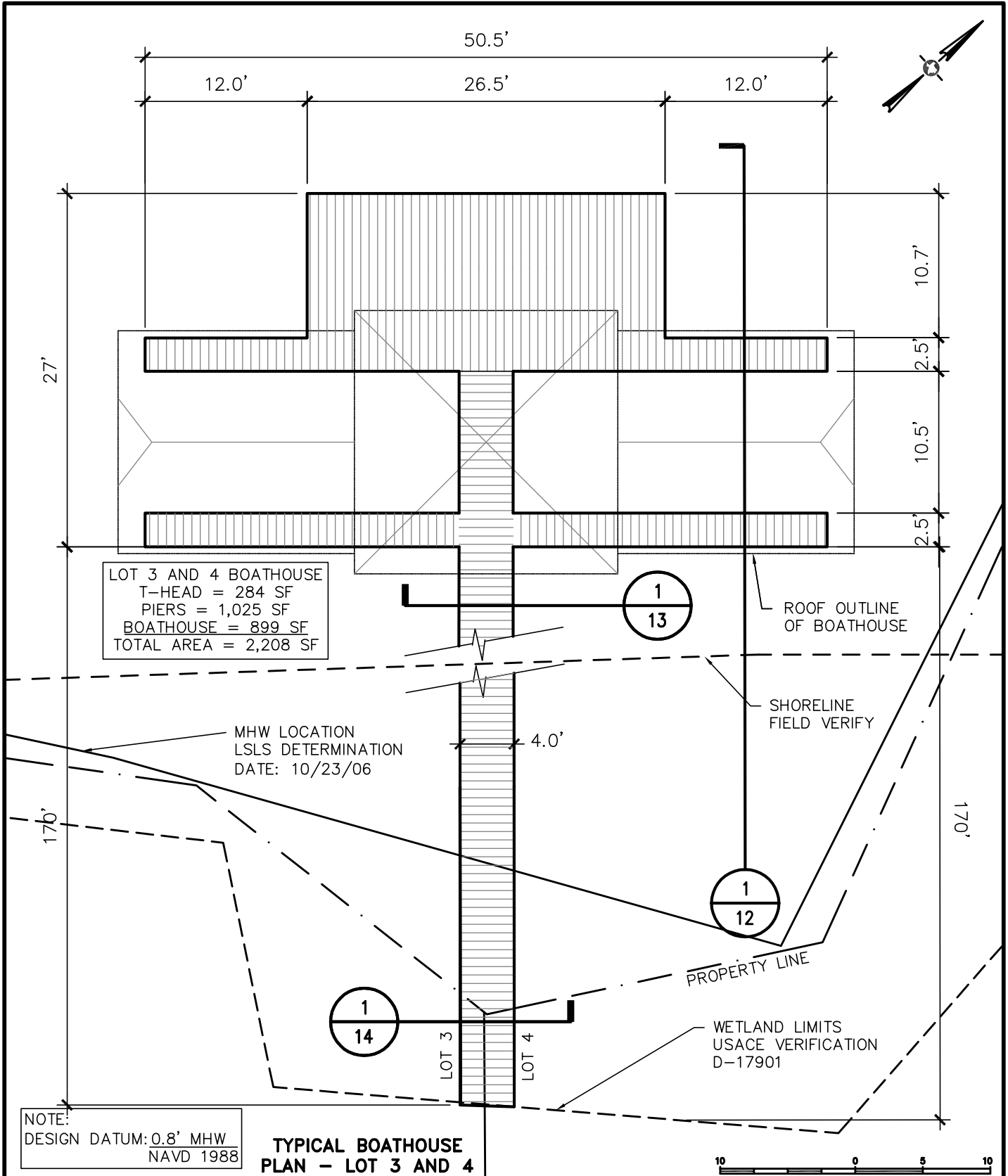
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SCALE:
1"=10'

PROJ #:
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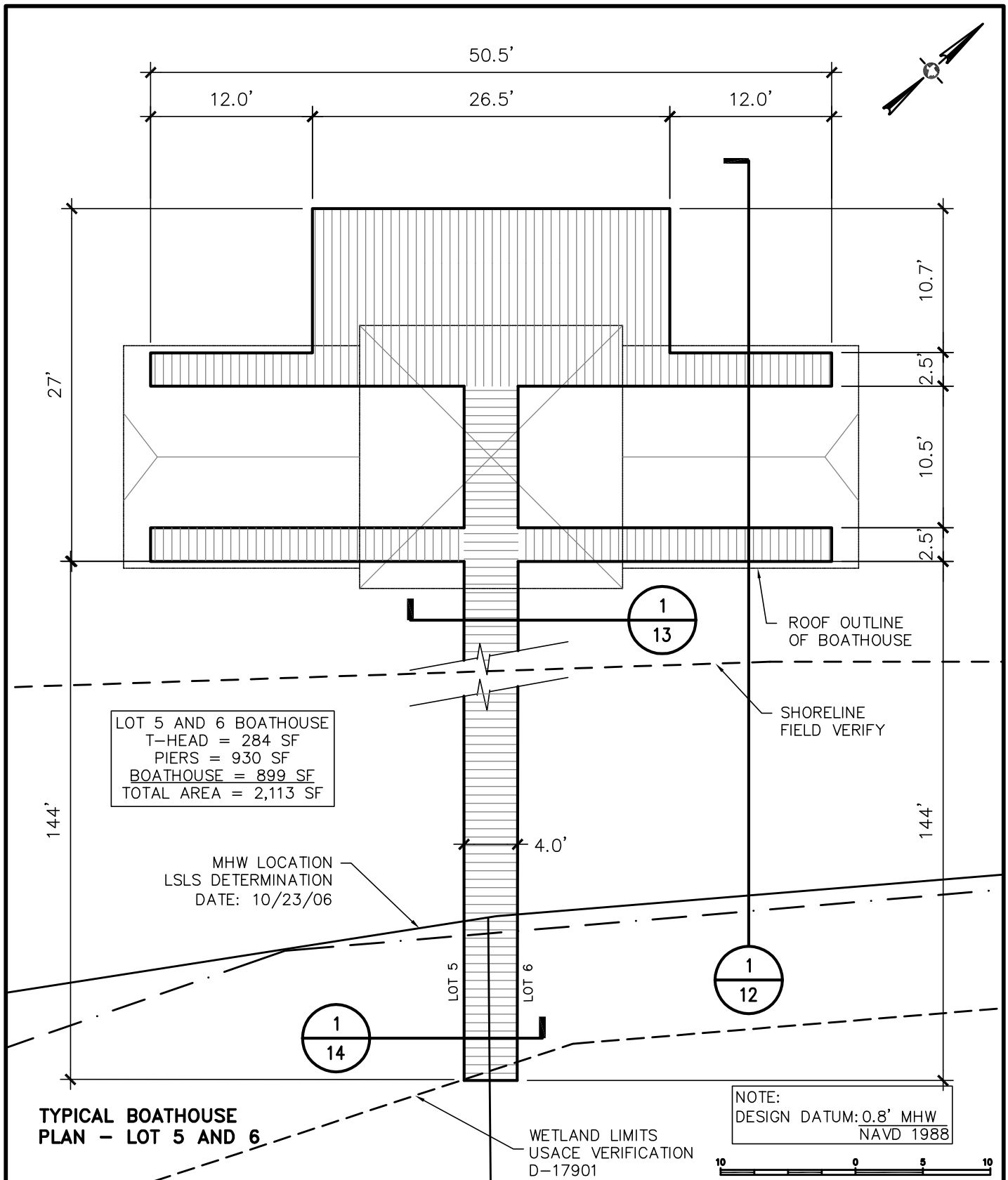
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1"=10'

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TYPICAL BOATHOUSE
PLAN - LOT 5 AND 6



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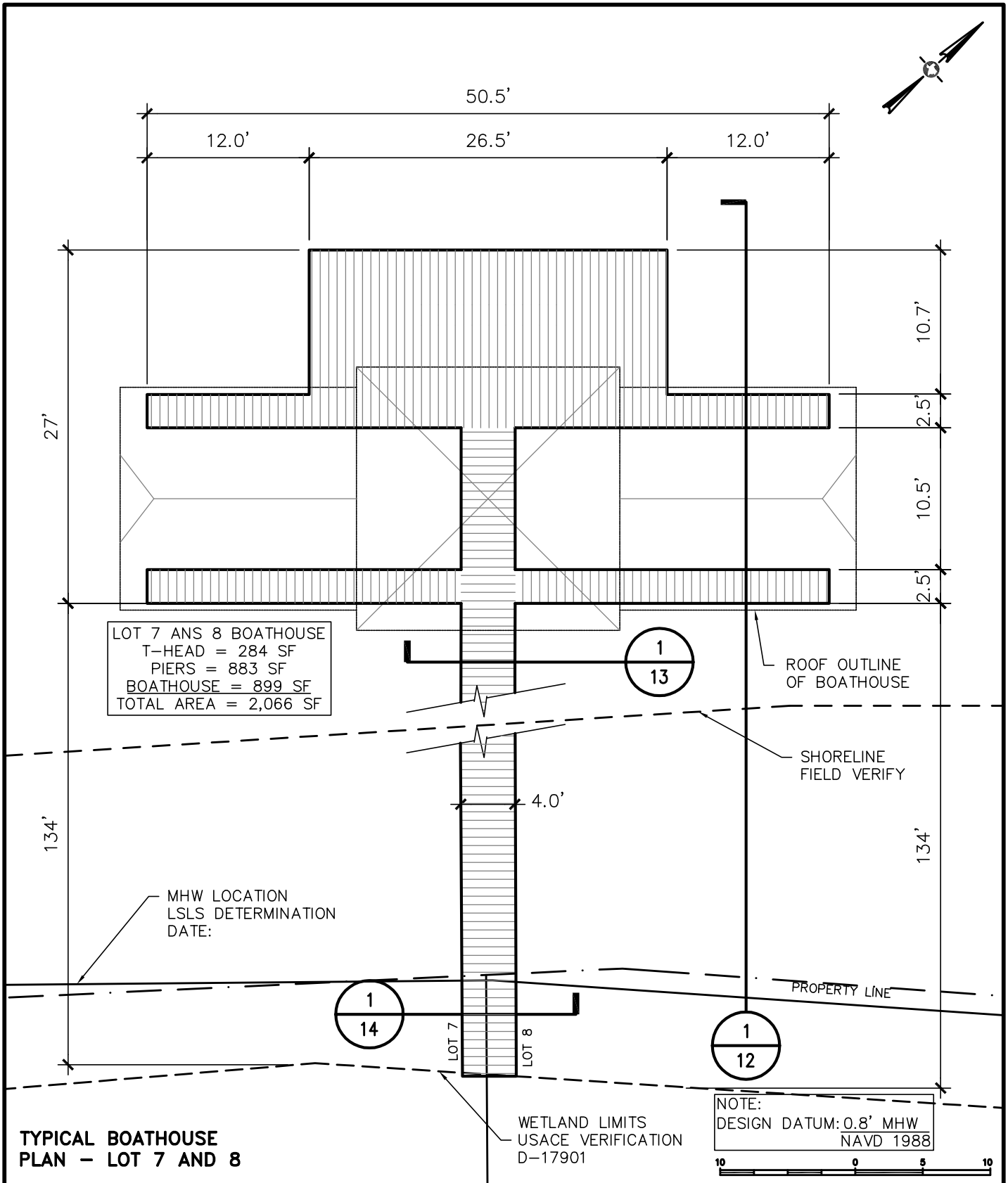
DATE:
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1"=10'

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TYPICAL BOATHOUSE
PLAN - LOT 7 AND 8



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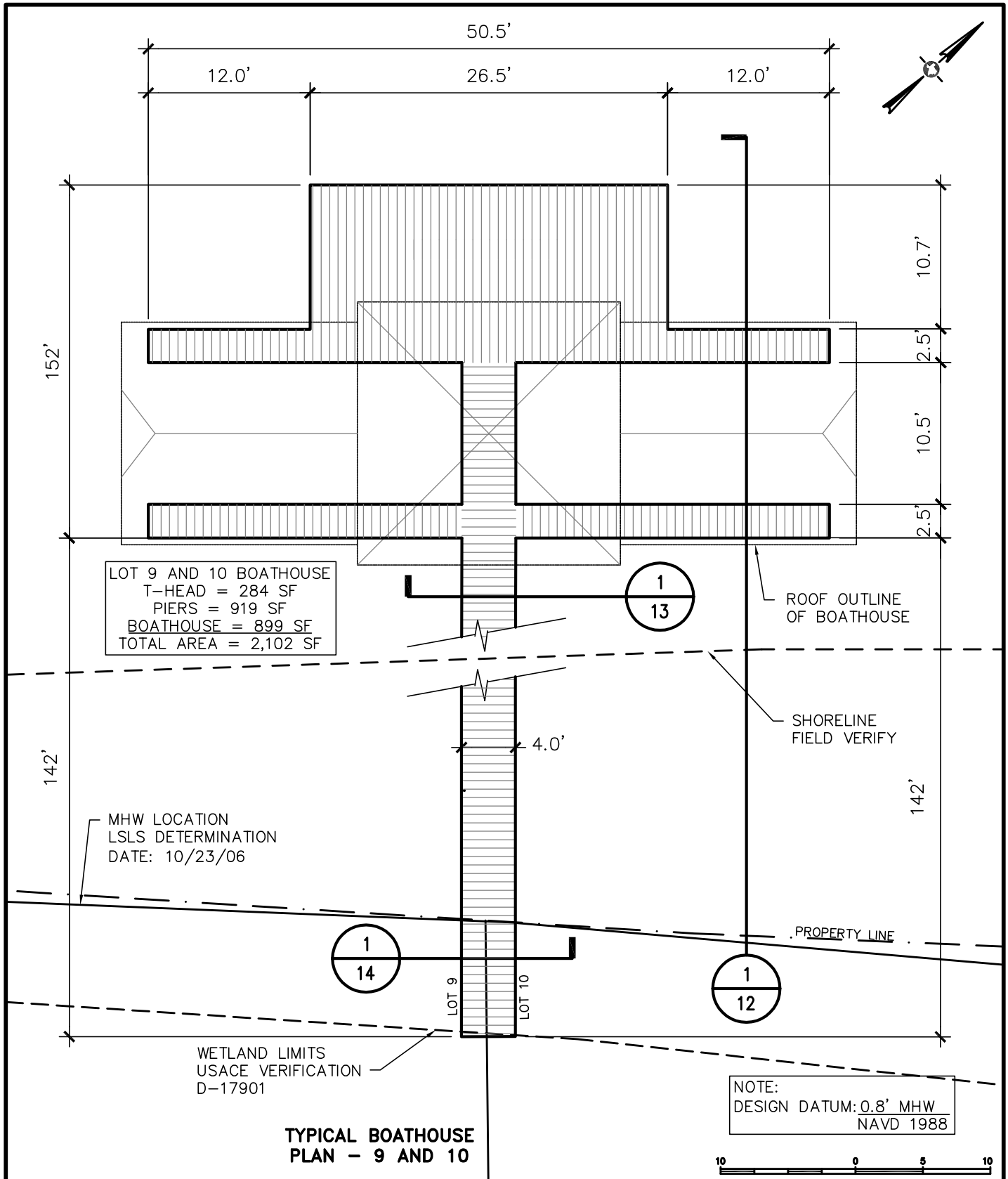
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SCALE:
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PROJ #:
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08



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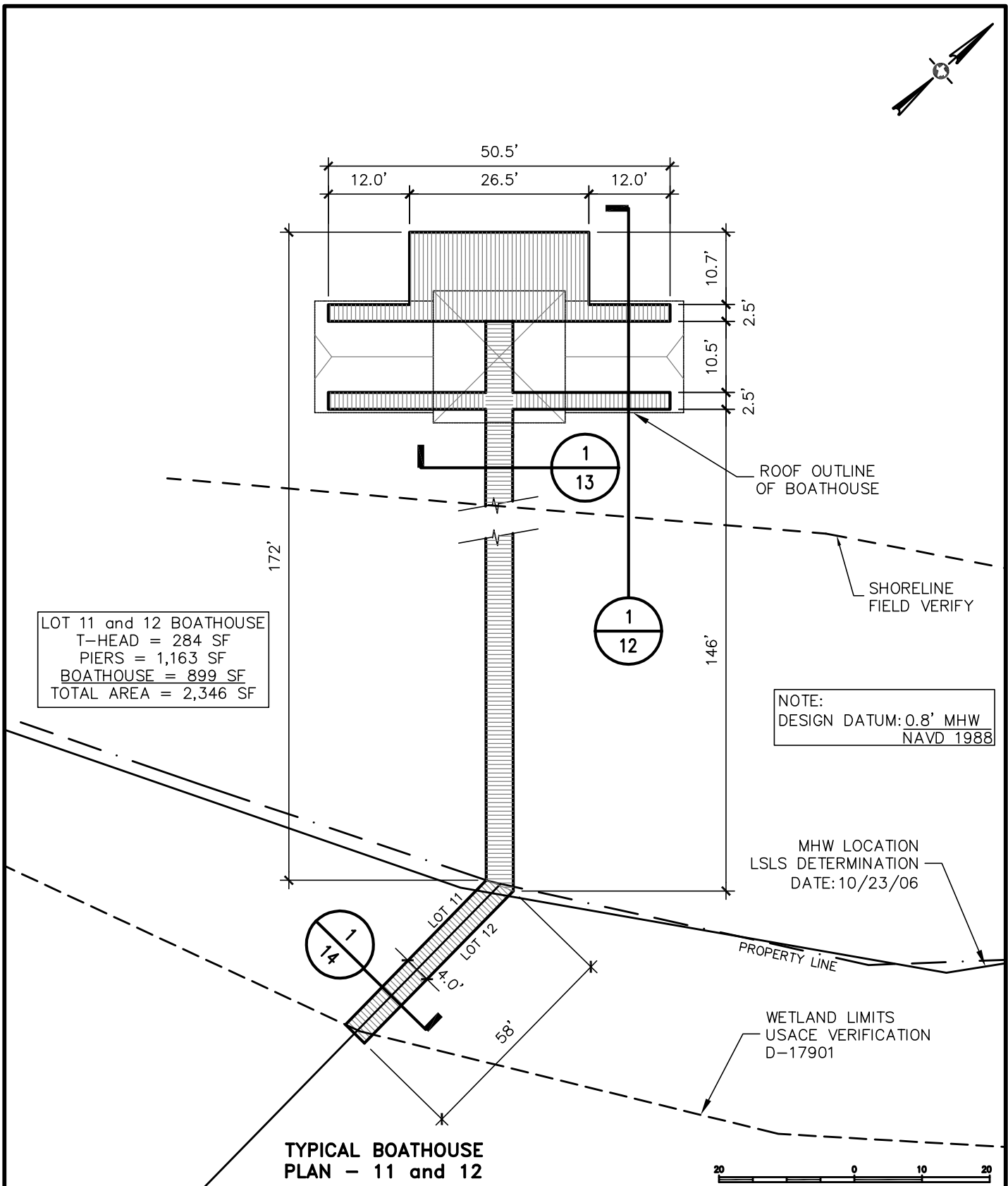
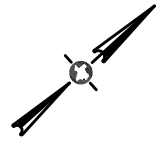
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09



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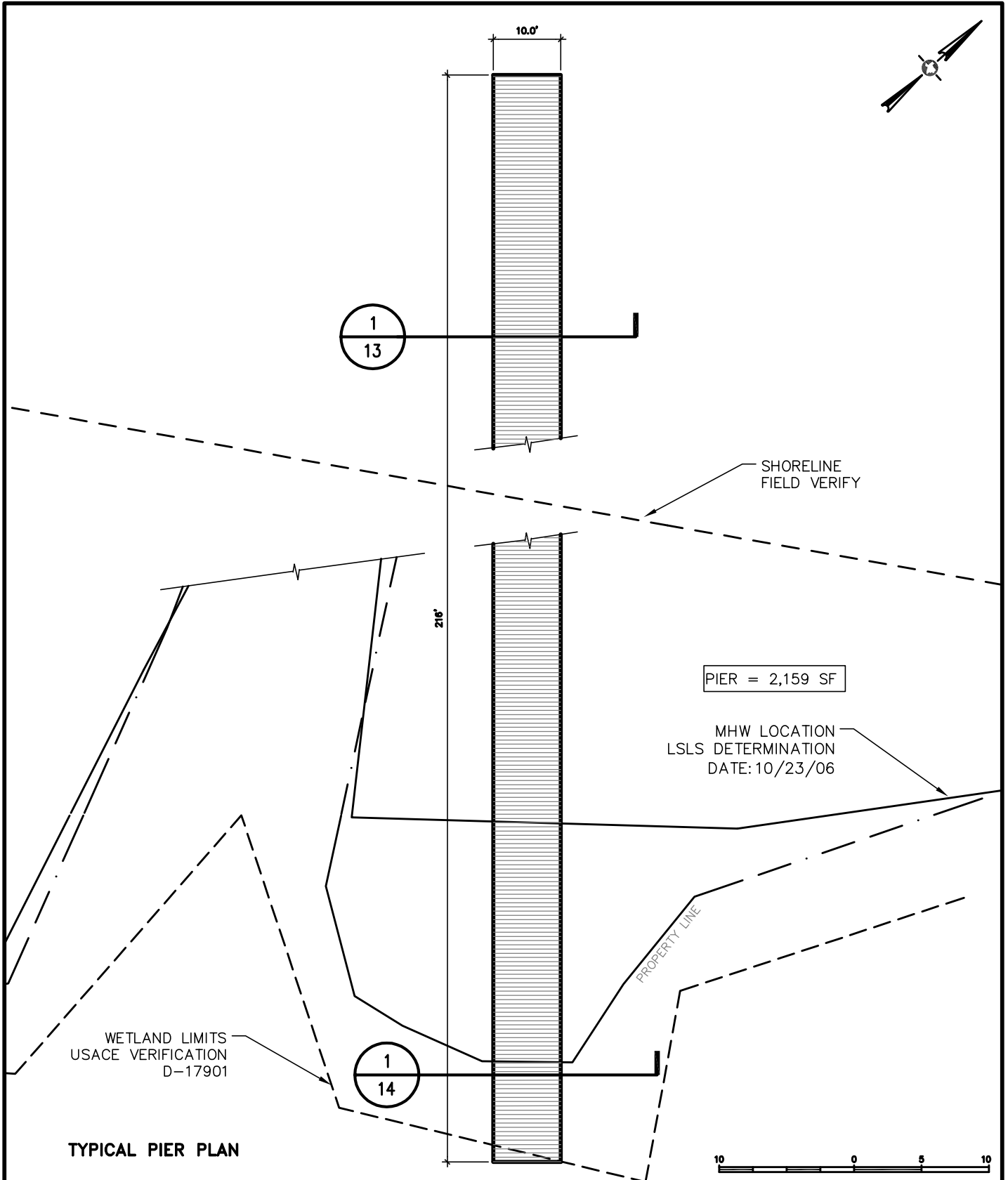
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SCALE:
1"=20'

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10



TYPICAL PIER PLAN



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11



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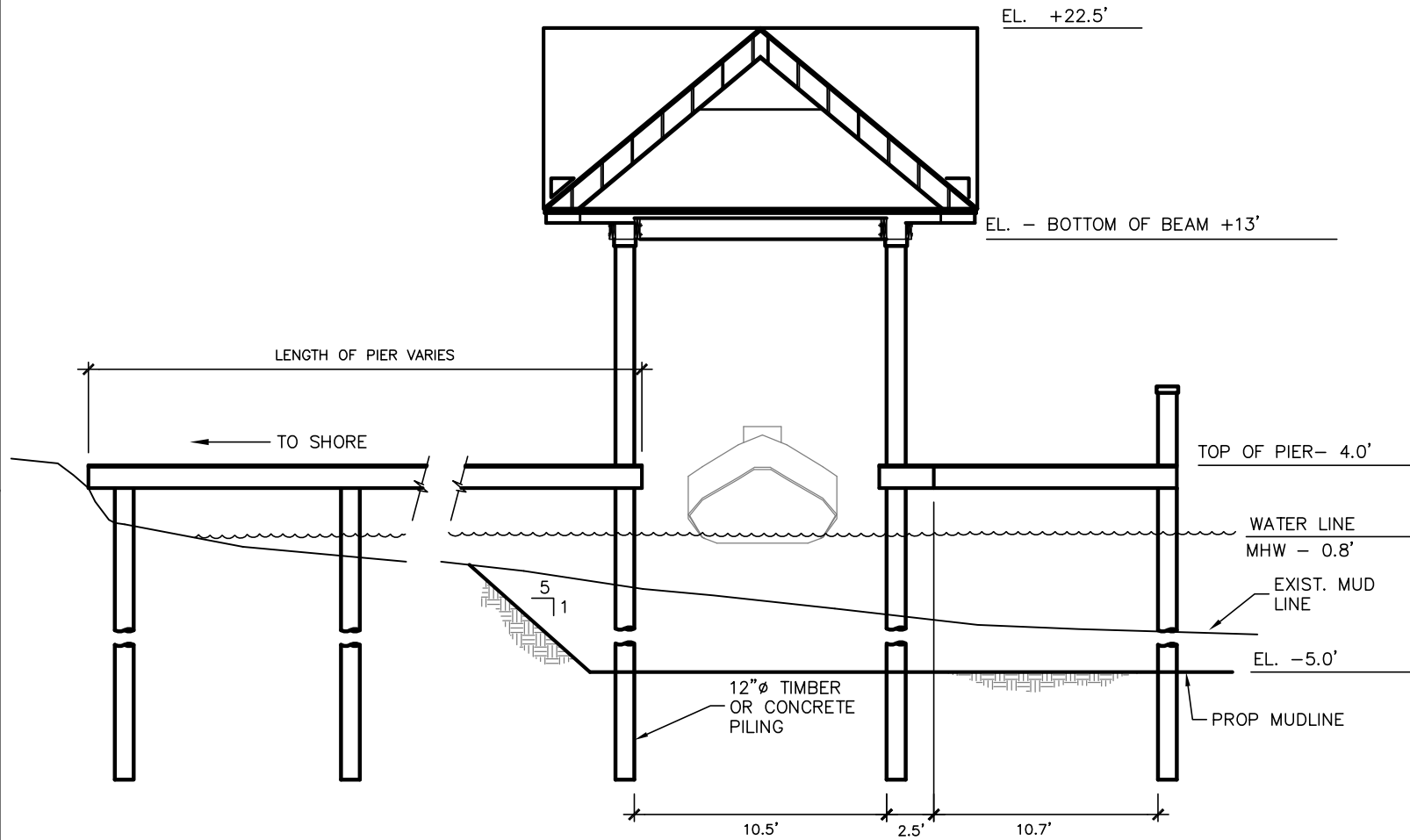
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PROJ #:
05-383

SHEET
12

**PROPOSED
PONTICELLO CHANNEL
GALVESTON, TEXAS**



SECTION - BOATHOUSE

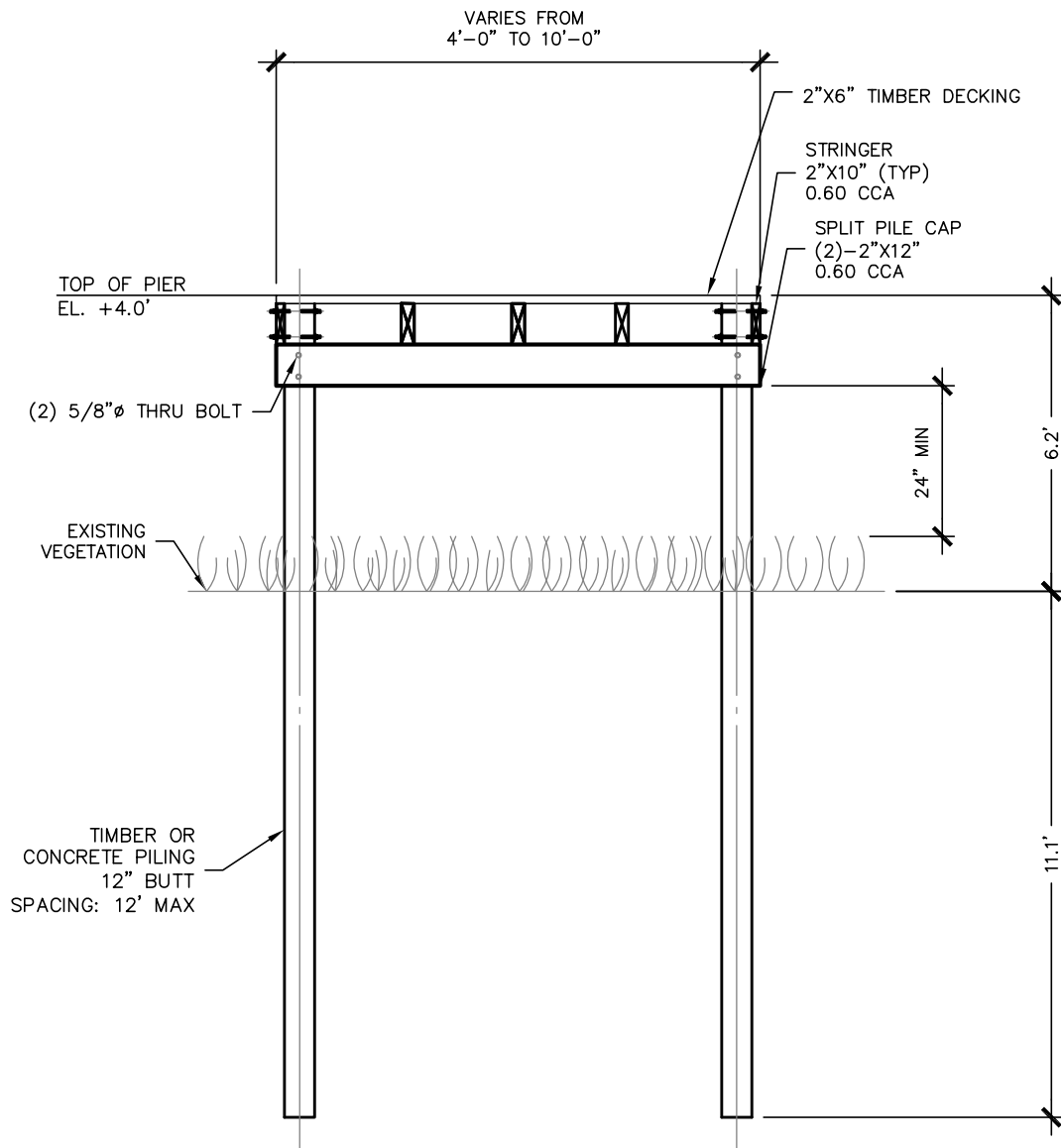
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SWG-2007-555

Listowski-Hatmaker, LP

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SHEET
13



NOTE:
PROVIDE 1" MIN GAPS BETWEEN
PIER DECKING OVER VEGETATION.

NOTE:
DESIGN DATUM: 0.8' MHW
NAVD 1988

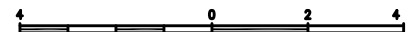
SECTION - PIER

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14

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PROPOSED PONTICELLO CHANNEL GALVESTON, TEXAS

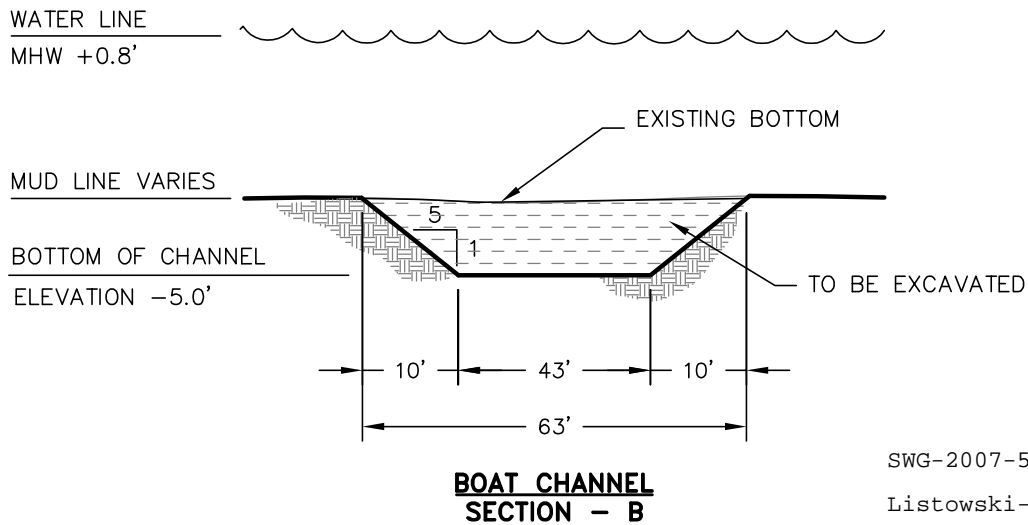
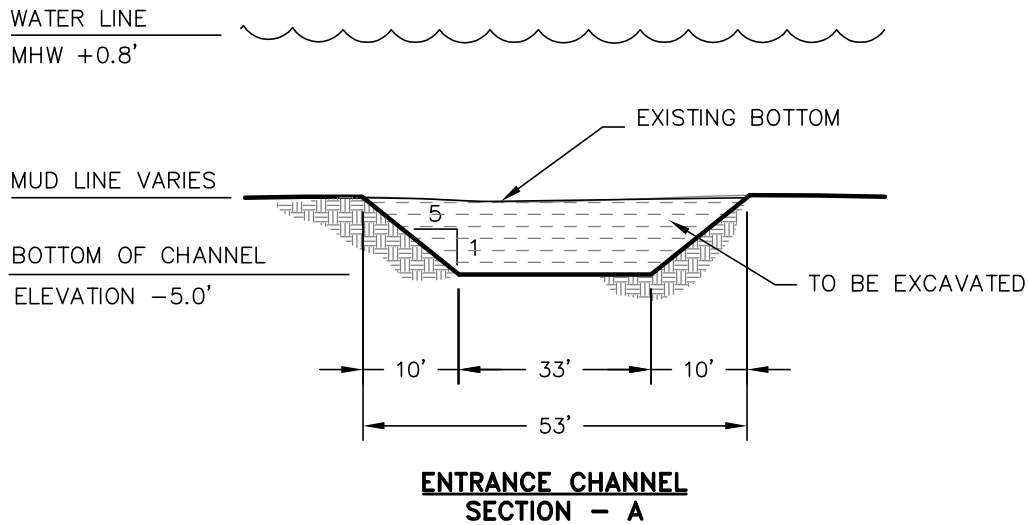
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PERMIT No:
SW6-2007-555

SCALE:
1"=4'

PROJ #:
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SHEET
14



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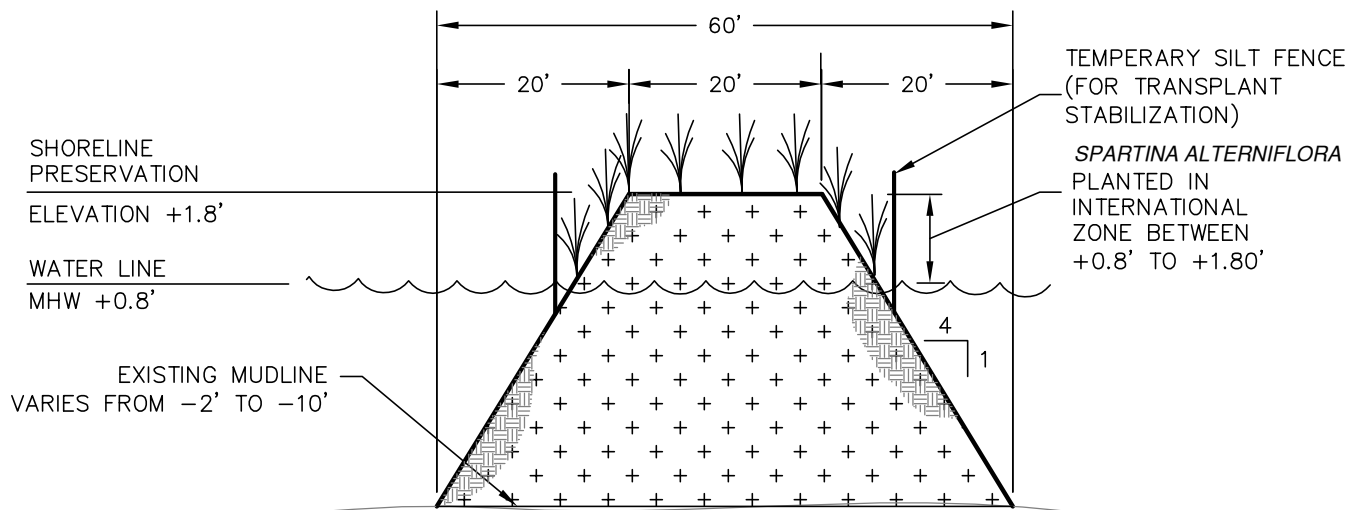
SCALE:
N.T.S.

PROJ #:
05-383

SHEET
15

NOTE:

1. DESIGN DATUM: NAVD 1988
2. CREATION SITE SHALL BE PLANTED WITH IN THE INTERTIDAL AREA SMOOTH CORDGRASS (*SPARTINA ALTERNIFLORA*) ON 3 FEET CENTERS.
3. TRANSPLANTS WILL BE COLLECTED FROM ONSITE WETLAND AREAS ACCORDING TO TEXAS PARKS & WILDLIFE DEPARTMENT (TPWD) GUIDELINES & SPECIFICATIONS.
4. TRANSPLANTS FROM OFFSITE WETLANDS AREAS WILL HAVE WRITTEN DOCUMENTATION FROM LAND OWNER.
5. NO TRANSPLANTS WILL BE COLLECTED & PLANTED PRIOR TO RECEIVING A TRANSPLANT PERMIT FROM TPWD.
6. CHANNEL SHALL BE MARKED WITH 6'-0" PVC POLES @ 250 FT INTERVALS.



**CREATON SITE
SECTION - C**

SWG-2007-555

Listowski-Hatmaker, LP

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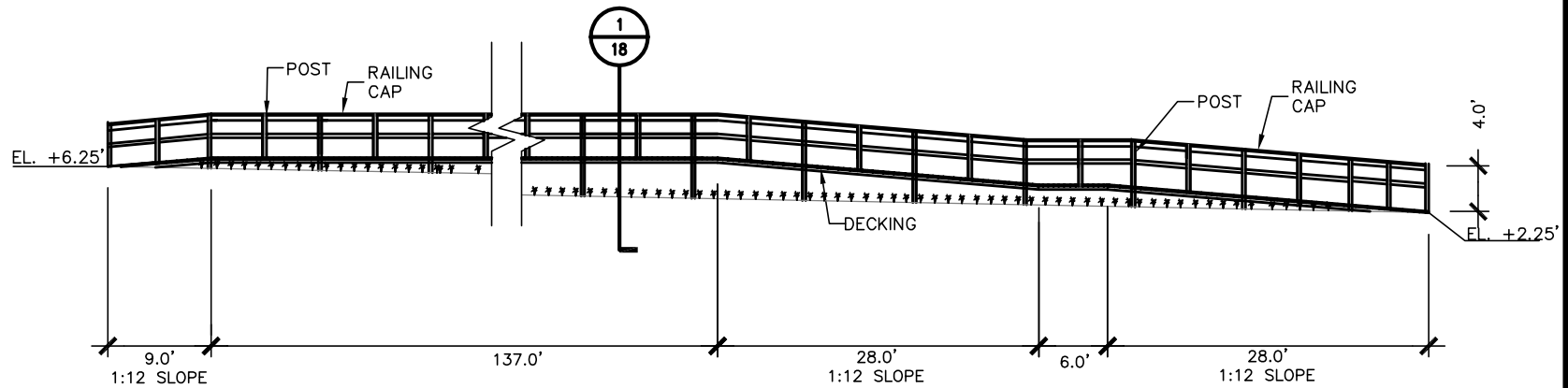
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16



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WALKOVER MUST MEET ADA
REQUIREMENTS AS PER DESIGN



SWG-2007-555

Listowski-Hatmaker, LP

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WALKOVER PLAN

NOTE:

- 1.) WALKOVER SHALL BE CONSTRUCTED MINIMUM 24" OVER EXISTING SMOOTH CORDGRASS (SPARTINA ALTERNIFLORA).
- 2.) PROVIDE 1" GAP BETWEEN DECK BOARDS.

DATE:
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N.T.S.

PROJ #:
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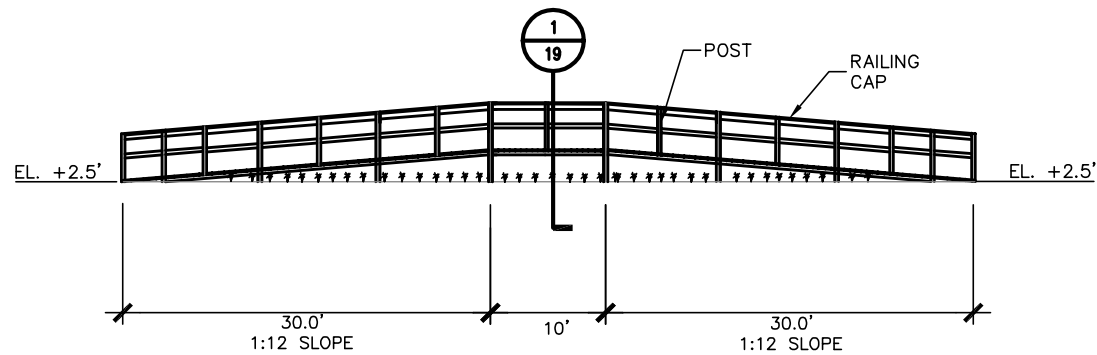
SHEET
17

**PROPOSED
PONTICELLO CHANNEL
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BRIDGE MUST MEET ADA
REQUIREMENTS AS PER DESIGN



BRIDGE PLAN

SWG-2007-555

Listowski-Hatmaker, LP

Sheet 20 of 24

NOTE:

- 1.) BRIDGE SHALL BE CONSTRUCTED MINIMUM 24" OVER EXISTING SMOOTH CORDGRASS (SPARTINA ALTERNIFLORA).
- 2.) PROVIDE 1" GAP BETWEEN DECK BOARDS.

DATE:
02/03/07

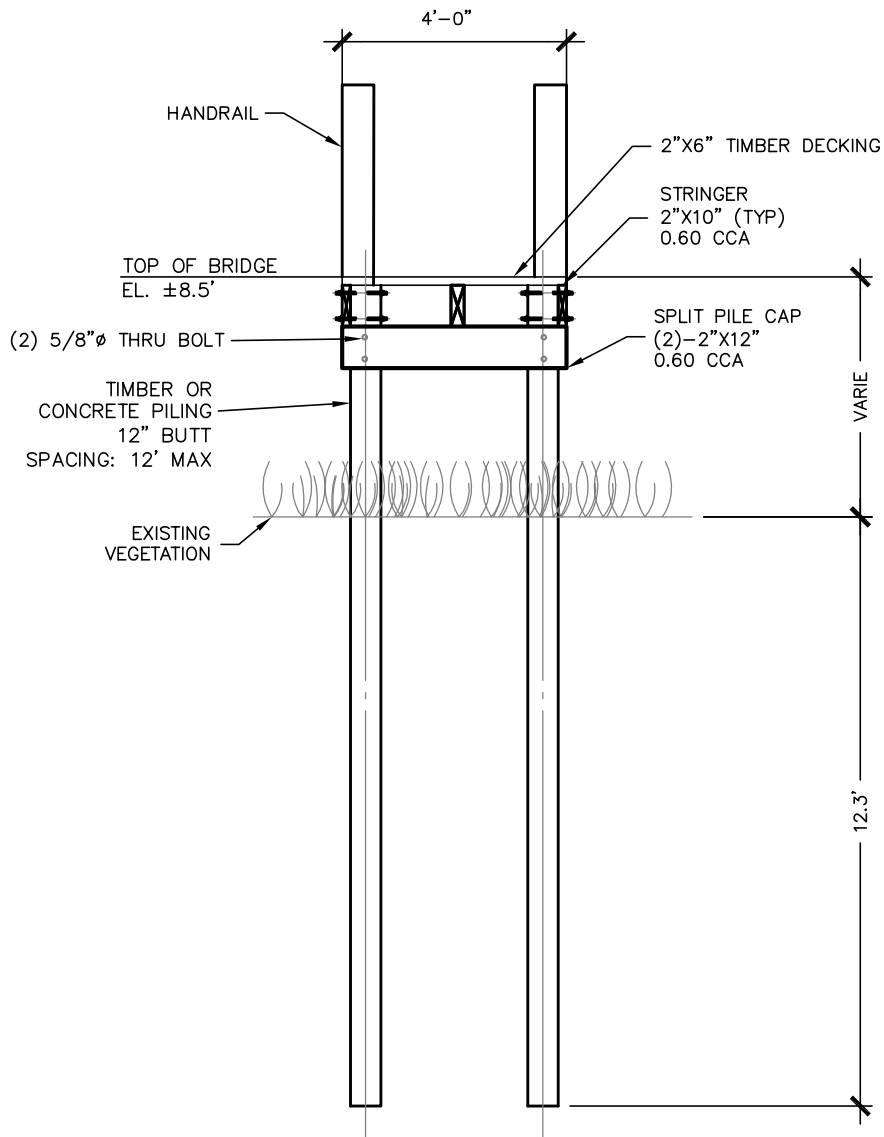
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18

**PROPOSED
PONTICELLO CHANNEL
GALVESTON, TEXAS**



NOTE:
PROVIDE 1" MIN GAPS BETWEEN
PIER DECKING OVER VEGETATION.

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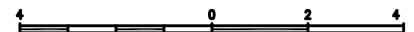
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SECTION - WALKOVER

1
18

NOTE:
DESIGN DATUM: 0.8' MHW
NAVD 1988



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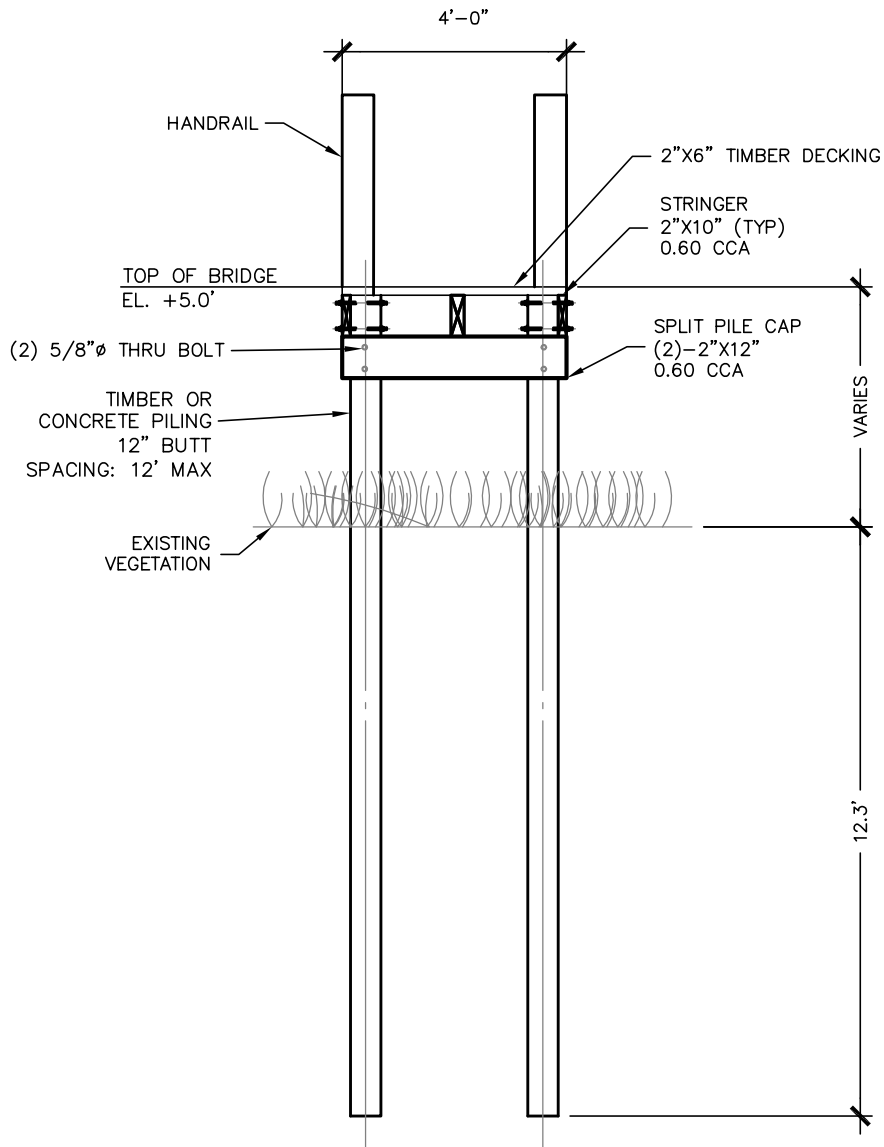
DATE:
02/03/07

PERMIT No:
SW6-2007-555

SCALE:
1"=4'

PROJ #:
05-383

SHEET
19



NOTE:
PROVIDE 1" MIN GAPS BETWEEN
PIER DECKING OVER VEGETATION.

SWG-2007-555

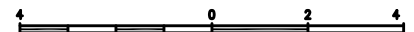
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SECTION - BRIDGE

1
19

NOTE:
DESIGN DATUM: 0.8' MHW
NAVD 1988



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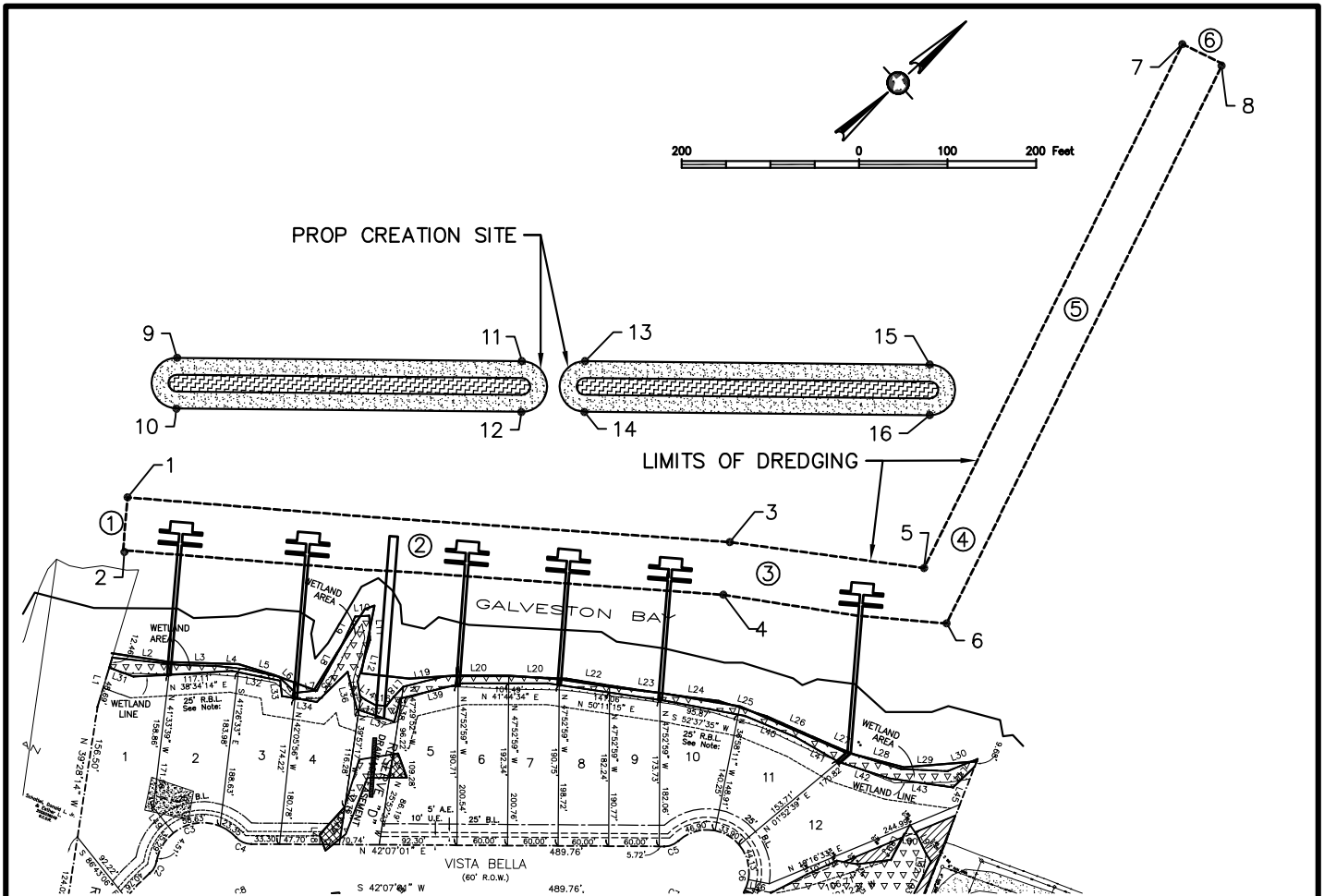
DATE:
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SCALE:
1"=4'

PROJ #:
05-383

SHEET
20



PROPOSED CHANNEL COORDINATES TABLE

COORD. #	NORTHING	EASTING	COORD. #	NORTHING	EASTING
1	13673647.1744	3282132.8188	8	13674958.9132	3282615.2239
2	13673601.5406	3282176.2533	5	1367296.0517	3282825.4028
3	13674145.2639	3282649.2910	6	13674272.2598	3282892.1456
4	13674097.3542	3282690.3114	7	13674939.0901	3282566.0706

WATER DEPTHS

LOCATION	EXISTING	PROPOSED
①	-3.23'	-5.0'
②	-3.21'	-5.0'
③	-2.73'	-5.0'
④	-2.50'	-5.0'
⑤	-2.44'	-5.0'
⑥	-3.85'	-5.0'

PROPOSED CREATION SITE COORDINATES TABLE

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10	13673761.1351	3282092.9681	14	13674119.7325	3282418.8285
11	13674102.7894	3282324.1859	15	13674462.1826	3282649.9618
12	13674063.3670	3282368.5216	16	13674421.7556	3282694.2024

NOTE:
DESIGN DATUM: 0.8' MHW
NAVD 1988

DREDGING PLAN

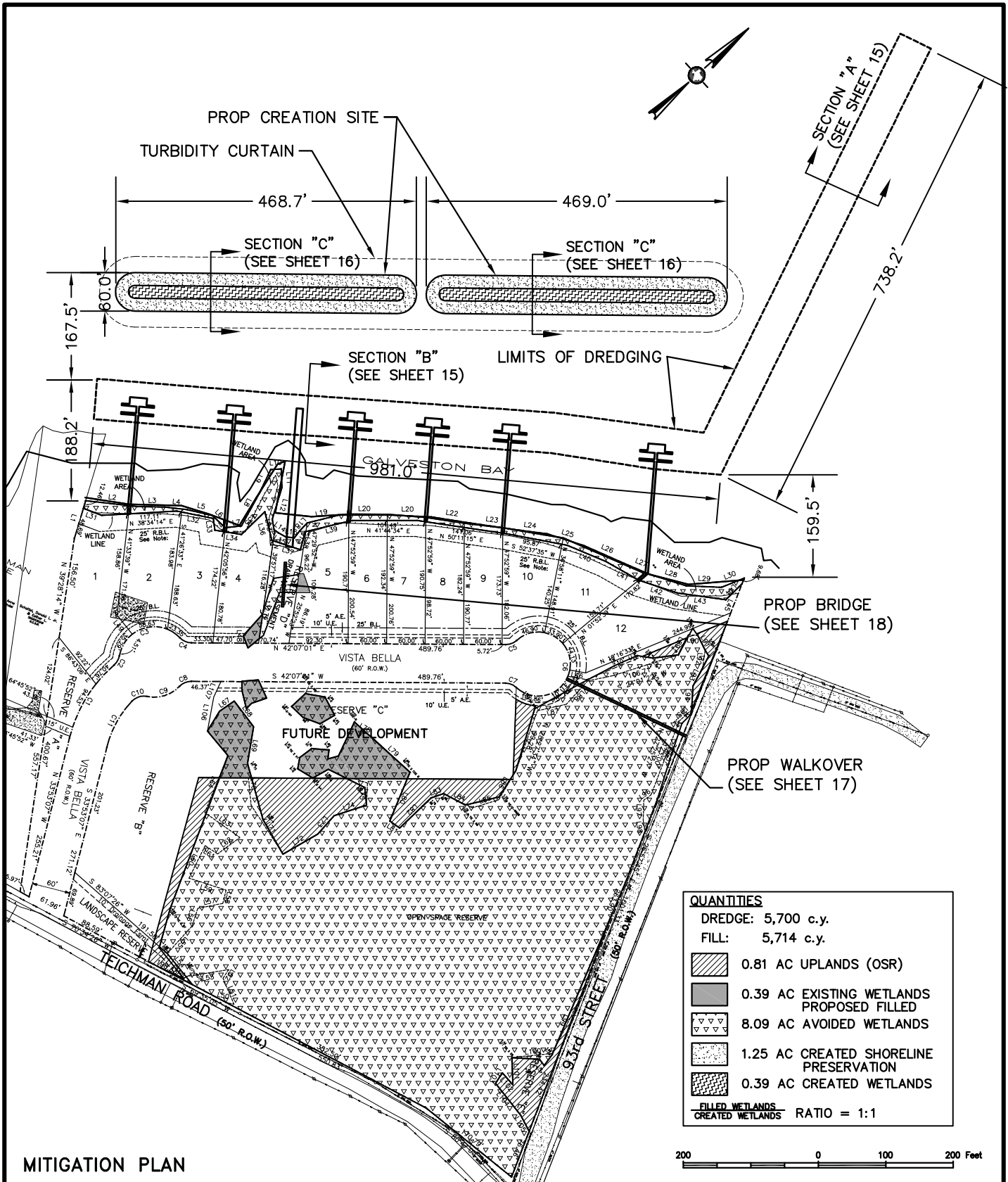


SHELMARK ENGINEERING

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409-935-9986 ♦ FAX: 409-938-8706
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**PROPOSED
PONTICELLO CHANNEL
GALVESTON, TEXAS**

DATE: 02/03/07	PERMIT No: SW6-2007-555	SCALE: 1"=200'	PROJ #: 05-383	SHEET 04
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PROPOSED PONTICELLO CHANNEL GALVESTON, TEXAS

DATE:
 02/03/07

PERMIT No:
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SCALE:
 1"=200'

PROJ #:
 05-383

SHEET
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